

BOARD OF ZONING APPEALS AGENDA APRIL 18, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **April 18, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. DEBA EHSAN d/b/a DEBA DAYCARE & DEBA'S HOME DAYCARE, SP 2014-MA-085 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility.
E. Estes Located at 4894 Sunset Ln., Annandale, 22003, on approx. 19,553 sq. ft. of land zoned
Admin. R-2. Mason District. Tax Map 71-3 ((23)) 1. (Continued from 11/5/14.) (Continued from
Moved to 4/1/15 at appl. req.) (Indefinitely Deferred on 7/15/15 at appl. req.) (Reactivated on
5/9/18 at 5/23/17.) (Admin. moved from 9/20/17 and 10/25/17 at appl. req.) (Admin. moved from
appl. req. 1/31/18, 3/14/18, and 3/28/18 to add variance.)
- 9:00 A.M. CARLOS CASTRO, VC 2017-MA-017 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a single family dwelling 9.0 ft. from both side lot lines.
K. McMahan Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,371 sq. ft. of land zoned
Admin. R-2 and HC. Mason District. Tax Map 61-3 ((6)) 9. (*Admin. moved from 1/24/18 at appl.*
Moved to req.) (*Admin. moved from 2/28/18 and 3/21/18.*
5/2/18 at
appl. req.
- 9:00 A.M. JERRY W. ZABOKRTSKY, SP 2018-PR-007 Appl. under Sects. 8-922 and 8-923 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 24.1 ft. from a front lot line of a corner lot and a fence greater than 4.0 ft. to remain in the front yard of a corner lot. Located at 3001 Strathmeade St., Falls Church, 22042 on approx. 11,120 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((17)) 67.
K. McMahan
Admin.
Moved to
5/9/18 at
appl. req.

- 9:00 A.M. G & C FLEET SERVICES, L. L. C. AND GREGG CALDWELL A 2017-SU-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that three (3) storage structures ("sea containers") are located on the property without site plan approval, that the required 25 foot wide transitional screening yard has not been maintained, and that a sign has been placed on the property without required permits, all on property in the I-5 District in violation of Zoning Ordinance provisions. Located at 14008 Willard Road, Chantilly, 20151-2930 on approx. 68,219 sq. ft. of land zoned I-5. Sully District. Tax Map 44-2 ((8)) 31.
- S.C. Williams
Admin.
Moved to
5/23/18
by staff
- 9:00 A.M. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR, INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing and/or operating an establishment for production and processing on property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Deferred from 3/29/17 at appl. req.) (Decision deferred from 5/24/17, 7/26/17, 10/18/17, 12/6/17, 1/24/18, and 3/14/18.)
- S. Gilbert/
C.S. Belgin

Withdrawn

Public Hearings

- 9:00 A.M. ROBERT MERKLI A 2017-MV-027 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, a vehicle light service establishment, and vehicle major service establishment, all on the property in the R-1 District all in violation of Zoning Ordinance provisions. Located at 10506 Old Colchester Road Lorton, 22079. On approx. 5.1979 acres of land zoned R-1. Mount Vernon District. Tax Map 113-4 ((1)) 31.
- S.C. Williams
Deferred to
6/20/18 at
staff's req.
- 9:00 A.M. DAVID D. NORTON AND NICHOLE Y. NORTON., SP 2018-DR-003 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 7.5 ft. from a side lot line and a reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 2.5 ft. from a side lot line. Located at 6016 Chesterbrook Rd., McLean, 22101 on approx. 20,903 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((10)) 4. (*Admin. moved from 4/11/18 due to scheduling conflict.*)
- M. Eveleigh
Approved
- 9:00 A.M. CATHERINE M. KIRIK, SP 2018-LE-010 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit an accessory storage structure to remain 1.3 ft. from a side lot line and 2.0 ft. from a rear lot line and deck (concrete patio) to remain 22.9 ft. from a front lot line. Located at 6601 The Parkway, Alexandria, 22310 on approx. 11,383 sq. ft. of land zoned R-4. Lee District. Tax Map 92-2 ((2)) (1) 2.
- K. McMahan
Approved
- 9:00 A.M. TARA GIBSON, SP 2017-MV-103 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (attached garage) 7.3 ft. from side lot line. Located at 8309 Mount Vernon Hwy., Alexandria, 22309 on approx. 15,735 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((1)) 29 A1. (*Admin. moved from 2/7/18 & 3/21/18 due to inclement weather.*)
- E. Estes
Approved

- 9:00 A.M. FRANK TOOMER, SP 2018-SU-004 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (sunroom) 14.4 ft. from the rear lot line. Located at 13324 Regal Crest Dr., Clifton, 20124 on approx. 9,912 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 55-3 ((16)) 14. *(Admin. moved from 4/11/18 due to scheduling conflict.)*
- E. Estes
Approved
- 9:00 A.M. PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.) (Continued from 3/7/18.)*
- E. Estes
Continued to 6/13/18
- 9:00 A.M. PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.) (Continued from 3/7/18.)*
- E. Estes
Continued to 6/13/18
- 9:00 A.M. JOHN PHOUMINH/WAT LAO VIRGINIA, INC., SP 2017-MV-088 Appl. under Sects. 3-E03 and 8-301 of the Zoning Ordinance to permit a place of worship. Located at 6812 Springfield Dr., Lorton, 22079 on approx. 4.14 ac. of land zoned R-E. Mount Vernon District. Tax Map 114-4 ((3)) (1) 10A. *(Admin. moved from 12/6/17 at appl. req.) (Deferred from 2/14/18 at appl. req.)*
- H. Eddy
Deferred to 5/23/18 at appl. req.
- 9:00 A.M. SRINIVAS AKELLA AND KRISNA N. KIDAMBI, SP 2018-HM-006 Appl. under Sects. 8-914 and 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard and a reduction in minimum yard requirements based on errors in building locations to permit 1.) an accessory structure to remain 5.3 ft. from a rear lot line and 7.7 ft. from a side lot line, 2.) an accessory structure (screening panel) to remain 2.1 ft. from a rear lot line and 0.0 ft. from a side lot line, and 3.) a deck to remain 0.0 ft. from side lot line and 4.0 ft. from a rear lot line. Located at 2723 Robaleed Way, Oak Hill, 20171 on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1. (Concurrent with VC 2018-HM-001).
- H. Eddy
Decision Deferred to 5/16/18
- 9:00 A.M. SRINIVAS AKELLA AND KRISNA N. KIDAMBI, VC 2018-HM-001 Appl. under Sects. 10-103, 10-104 and 18-401 of the Zoning Ordinance to permit accessory structures (slate patio and fire pit) and an accessory storage structure to remain in the front yard on a lot containing 36,000 sq. ft. or less and rear yard coverage exceeding 30 percent. Located at 2723 Robaleed Way, Oak Hill, 20171 on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1. (Concurrent with SP 2018-HM-006).
- H. Eddy
Decision Deferred to 5/16/18

JOHN F. RIBBLE III, CHAIRMAN